

2799 & 2785 LAWRENCEVILLE HWY

DECATUR GA 30033

FOR LEASE

Office Suites from 680 SF - 5,158 SF



LINDSAY ALLEN

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**SWARTZ CO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate has been retained as the exclusive broker to arrange the Leasing of The Montreal Office Park.

The Montreal Office Park comprises two office buildings: 2785 and 2799. This property is situated on Lawrenceville Hwy, approximately one mile south of Northlake Mall, and offers easy access to I-285. The park has available space from 680 SF to 5158 SF and many options between. All spaces are move-in-ready office suites for office and medical users. The second-floor suites are accessible via stairs and an external elevator.

For more details or to inquire about availability, please contact Lindsay Allen.

HIGHLIGHTS

- \$14.50 - \$20.00 PSF
- Full Service
- Ample Parking
- Office / Medical
- Decatur
- Move in Ready

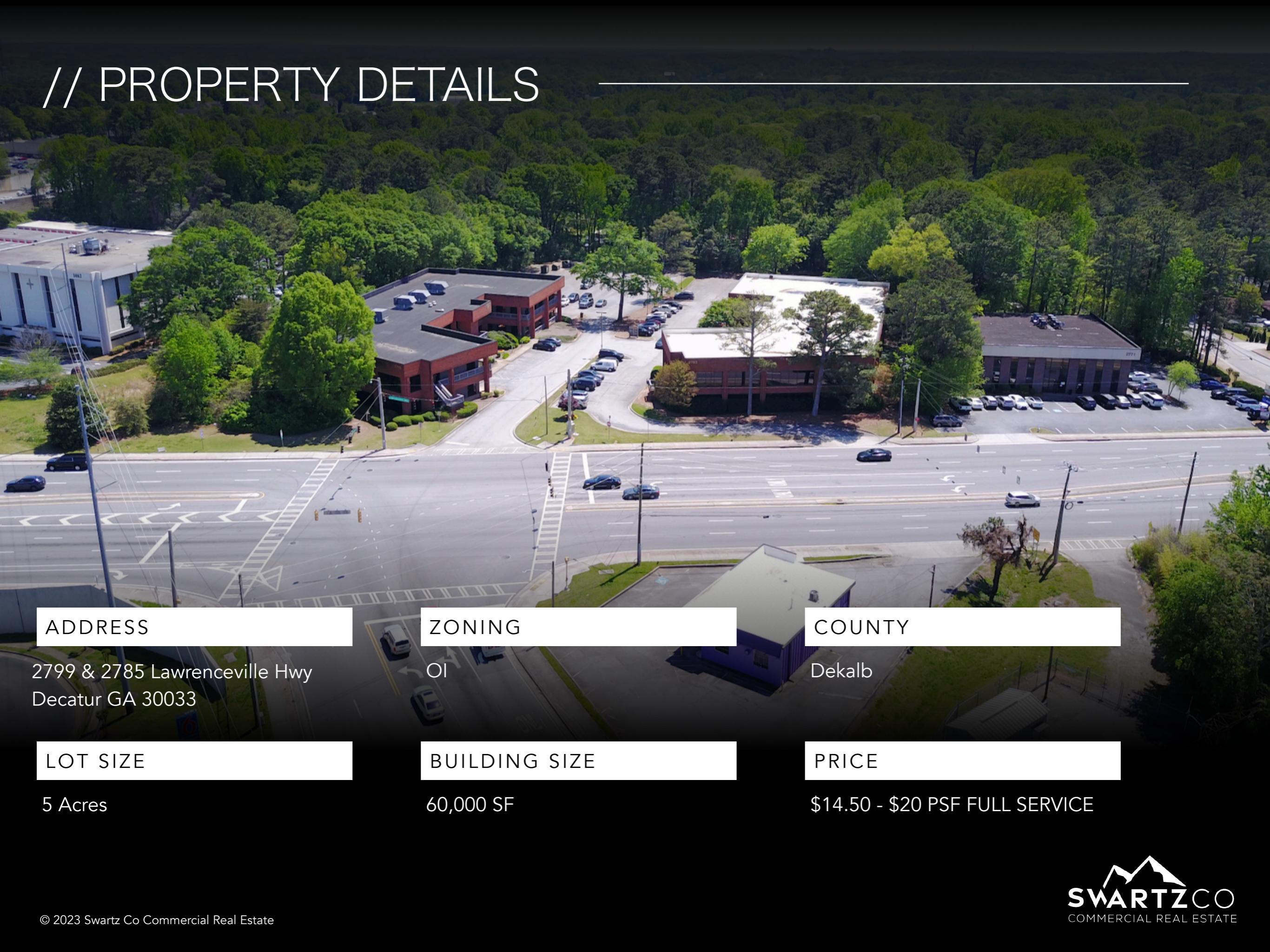
// PHOTOS



// Available Suites

<u>BUILDING</u>	<u>SUITE</u>	<u>SQUARE FOOTAGE</u>	<u>SUITE/SF/NOTES</u>	<u>DATE AVAILABLE</u>	<u>RENTAL RATE</u>
BUILDING 2785					
2785	102	1245	OFFICE	Now	\$14.50 - \$20.00 Full Service
2785	103 (1)	3541	OFFICE	Now	\$14.50 - \$20.00 Full Service
2785	103 (2)	2496	OFFICE	Now	\$14.50 - \$20.00 Full Service
2785	103 (3)	1045	OFFICE	Now	\$14.50 - \$20.00 Full Service
2785	109 & 112	2532	OFFICE	Now	\$16.00 - \$20.00 Full Service
2785	109	1032	OFFICE	Now	\$16.00 - \$20.00 Full Service
2785	112	1500	OFFICE	Now	\$16.00 - \$20.00 Full Service
2785	200	1000	OFFICE	Now	\$14.50 - \$20.00 Full Service
BUILDING 2799					
2799	100,101 & 102	4238	OFFICE CAN BE SUB-DIVIDED	5/1/24	\$16.00 - \$20.00 Full Service
2799	100	680	OFFICE	5/1/24	\$16.00 - \$20.00 Full Service
2799	101	2291	OFFICE	5/1/24	\$16.00 - \$20.00 Full Service
2799	102	1947	OFFICE	5/1/24	\$16.00 - \$20.00 Full Service
2799	104	4078	MEDICAL	5/1/24	\$16.00 - \$20.00 Full Service
2799	110	1500	MEDICAL	Now	\$16.00 - \$20.00 Full Service
2799	111	1460	OFFICE OR MEDICAL	Now	\$16.00 - \$20.00 Full Service
2799	201	5158	CAN BE SUB-DIVIDED	Now	\$14.50 - \$20.00 Full Service
2799	202	1560	OFFICE	Now	\$14.50 - \$20.00 Full Service
2799	205	3419	OFFICE CAN BE SUB-DIVIDED	Now	\$14.50 - \$20.00 Full Service
2799	211	2442	OFFICE CAN BE SUB-DIVIDED	Now	\$14.50 - \$20.00 Full Service
2799	217	2126	OFFICE CAN BE SUB-DIVIDED	Now	\$14.50 - \$20.00 Full Service

// PROPERTY DETAILS



ADDRESS

2799 & 2785 Lawrenceville Hwy
Decatur GA 30033

ZONING

OI

COUNTY

Dekalb

LOT SIZE

5 Acres

BUILDING SIZE

60,000 SF

PRICE

\$14.50 - \$20 PSF FULL SERVICE

// LOCATION OVERVIEW



ABOUT THE AREA: DECATUR

The office market in Decatur, GA, embodies a dynamic blend of historical charm and modern functionality, catering to a diverse array of businesses. With its strategic location just minutes from downtown Atlanta, Decatur offers prime real estate opportunities coupled with a vibrant community atmosphere. Characterized by a mix of renovated historic buildings and contemporary office spaces, the market reflects a balance between preserving the area's rich heritage and accommodating the evolving needs of businesses in the digital age. Anchored by a thriving local economy and a burgeoning entrepreneurial spirit, Decatur's office market continues to attract both established firms and startups seeking a strategic foothold in the region, fostering innovation and collaboration within its bustling corridors.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	28,100	179,000	502,00
Avg. Household Income	\$102,000	\$104,000	\$95,500
Number of Employees	24,300	143,000	415,000

// BROKER PROFILES



Lindsay Allen
Commercial Associate
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Lindsay Allen is a certified language interpreter and real estate agent passionate about serving the Hispanic community. She was born in Costa Rica, raised in Miami, Florida, and has lived in Georgia since 2012. She is also a proud mother of three children.

Lindsay began her professional career as an interpreter at DFACS in Dekalb County, assisting Hispanic families in obtaining resources and necessities for their well-being. She then ventured into medical interpretation and transportation. Lindsay developed a keen interest in working with people and solving complex issues related to medical malpractice and the injustices faced by the poor and immigrant populations locally and abroad. She decided to pursue her real estate license to enhance her knowledge and skills in the real estate industry.

Lindsay has held various positions in the real estate field over the years, such as the Vice President of Business Development with Inclusive Funder, as a real estate agent, investor, and developer. She is excited to be part of Swartz Co Commercial Real Estate, where she plans to continue to grow and excel



Ryan Swartzberg
Founder/Managing Broker
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

A nighttime aerial photograph of the Atlanta skyline, featuring the Bank of America Plaza and other illuminated skyscrapers.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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